

## \$299,000 - 12103 134b Avenue, Edmonton

MLS® #E4441913

**\$299,000**

3 Bedroom, 1.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Kensington â€” a mature yet vibrant neighbourhood in northwest Edmonton, perfect for those seeking community charm with urban convenience. This affordable and stylish half duplex is better than a condoâ€”with no condo feesâ€”making it an ideal choice for first-time buyers, young families, or savvy investors. Inside, you'll find a bright and functional layout, offering move-in-ready comfort. Located right across from Kensington Public School (Kâ€™6) and just steps to Kensington Park, the community hall, and playground, it's perfect for families. Enjoy quick access to St. Albert Trail via 137 Ave and convenient proximity to major shopping hubs: Kensington Crossing (3 min), Skyview Power Centre (4 min), and North Town Centre (4 min). Whether you're starting out or investing, this home is a fantastic opportunity.

Built in 1962

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441913  |
| Price      | \$299,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,169         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12103 134b Avenue |
| Area        | Edmonton          |
| Subdivision | Kensington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 4M6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | On Street Parking      |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

Days on Market 4

Zoning Zone 01

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Listing information last updated on June 16th, 2025 at 4:47am MDT